

# **CHADDS FORD TOWNSHIP**

## **PLANNING COMMISSION MINUTES**

Wednesday, November 9, 2005

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, November 9, 2005. In attendance were Chairman William Taylor, Vice-Chairman Maurice Todd, Fred Reiter and Paul Vernon. Gary Whelan was not in attendance. Kevin Matson of Kelly Engineers and Richard Jensen, our Building Inspector/Code Enforcement Officer, were also in attendance.

### **CALL TO ORDER**

The meeting was called to order at 7:35 P.M.

**PUBLIC COMMENT** - None

### **MINUTES**

Following Mr. Todd's request for an amendment to the portion of the Minutes regarding TGI Friday's, the Planning Commission (Todd/Vernon) motioned and approved the Minutes of the October 12, 2005 meeting with the requested amendment.

### **TGI FRIDAY'S -PAINTER'S CROSSING (Henderson)**

Representing this applicant, Donald T. Petrosa, Esquire, explained that the most significant change to this plan has been the addition of a hedgerow, along the Rt. 202 access road side of the building, in an effort to deter use of the side emergency door as an entrance to this restaurant. The loading and unloading area has been labeled. With regard to Item 4 in Kelly Engineers' November 8, 2005 review letter, the legend on the plan will be corrected. Detailed flow information

for the Knight's Bridge wastewater treatment plant will be submitted to Kelly Engineers next week in order to determine sewage capacity. Mr. Jensen will forward a plan for comment by the Fire Marshall.

Joseph Hunt of Yerkes Engineering detailed the additional storm water management plans for this site. A 24" inch diameter pipe will be installed to act as an underground detention system to collect all of the roof area downspouts. A report has been provided concluding that roof area will be controlled as if it were prior meadow condition. A colored landscape plan has been provided. The location of the trash containers will be noted on the plan.

Planning Commission Minutes

Page 2

November 9, 2005

### TGI FRIDAY'S -PAINTER'S CROSSING (Henderson) – cont.

The Planning Commission (Vernon/Todd) recommended that the Board of Supervisors approve this plan subject to resolution of the outstanding items in Kelly Engineers' November 8, 2005 review letter including; Fire Marshall approval, location of the trash collection area on the plan, and granting the waiver request for Environmental Impact Assessment.

Mr. Todd thanked Mr. Yerkes for providing additional storm water management work that they were not required to do and for agreeing to include the hedgerow along the access road. On behalf of Carlson Restaurants, Mr. Yerkes thanked Mr. Todd and stated that he would pass the comments on to them.

### **GRINDER PUMP ORDINANCE**

The November 12, 2005 version of the Grinder Pump Ordinance had incorporated comments of both the Board of Supervisors and the Sewer Authority. Following a discussion generating twelve additional changes to be incorporated by Mr. Matson, the Planning Commission (Todd/Taylor) recommended that the Board of Supervisors adopt this ordinance including the twelve changes discussed.

## **ADJOURNMENT**

Upon a motion and second (Todd/Vernon) the meeting was adjourned at 9:05 P.M.

---

Gail G. Force, Secretary